

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

March 10, 2010

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:03 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel; Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones; and Council/Commission/Authority Members Jack E. Dale, John W. Minto and Hal Ryan.

City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Mike Rottenberg, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pamela White, Santee Sheriff's Captain Patricia Duke, Interim City Clerk/Interim Commission Secretary Patsy Bell, and Office Aide Mary Ann Bennett.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/ Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

INVOCATION: Bishop Rolan Bloomfield, Church of Jesus Christ of Latter Day Saints

PLEDGE OF ALLEGIANCE: Retired Marine Corp Sergeant Rusty Williams

ADJOURNMENT IN MEMORY: Ken Collier, Santee Sheriff's Deputy

A moment of silence was observed in honor of Ken Collier.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
 - Santee City Council 2-24-10 Regular Meeting
 - Community Development Commission 2-24-10 Regular Meeting
 - Santee Public Financing Authority 2-24-10 Regular Meeting
- (C) Approval of Payment of Demands as presented.**
- (D) Second reading and adoption of an Ordinance of the City Council of the City of Santee, amending Chapter 9.72 of the Santee Municipal Code relating to prohibitions against consumption of alcoholic beverages, marijuana and other controlled substances by minors and limiting hosted gatherings where minors are consuming alcoholic beverages. (Ord. 494)**
- (E) Rejection of a claim against the City by Darla Lugo per Government Code Section 913.**
- (F) Adoption of a Resolution adopting a recommended plan for the use of Proposition 1B - Local Streets and Roads Improvement, Congestion Relief, and Traffic Safety Account funds. (Reso 16-2010)**
- (G) Approval of \$122,625 in reimbursable 2009 State Homeland Security Grant funds for equipment, planning and training.**
- (H) Rejection of a claim against the City by Sean Wilson per Government Code Section 913.**
- (I) Approval of a change order in the amount of \$5,000 increasing the total dollar amount to \$18,000 for FY 2009-2010 pharmaceutical supplies from Stat Pharmaceuticals.**
- (J) Adoption of a Resolution to approve the Parcel Map, TPM2009-04, and Summarily Vacate excess road easement for Chelsea 48-Unit Affordable Housing Project, and DR2008-14. Location: 8616- 8630 Fanita Drive. (Reso 17-2010)**

- (K) Adoption of a Resolution approving Variance V10-01 from the Flood Damage Prevention Ordinance (Chapter 15.52 of the Municipal Code) to allow permanent recreational vehicles within the 100-year floodplain at Santee Lakes. Applicant: Padre Dam Municipal Water District. (Reso 18-2010)

MOTION: On motion of Vice Mayor Jones, seconded by Council Member Minto, the agenda and consent calendar were approved as presented with all voting aye.

2. PUBLIC HEARINGS:

- (A) Continued Public Hearing for selection of programs for FY 2010-11 Community Development Block Grant (CDBG) funding. (Cont. from 2/24/10)

The Public Hearing opened at 7:09 p.m. Vice Mayor Jones abstained from the Boys & Girls Club discussion due to a conflict of interest.

PUBLIC SPEAKERS: None

ACTION: After discussion, on motion of Council Member Minto, seconded by Vice Mayor Jones, the following allocations for Public Services Projects were approved with all voting aye, except Vice Mayor Jones who abstained from the Boys and Girls Club allocation.

Public Service Projects	
	Allocation
Santee Food Bank	\$ 20,000
Meals-on-Wheels	10,000
Elderhelp	3,500
YMCA	2,000
Crisis House	4,500
AYSO	1,000
Project Safe House	1,000
Santee Boys and Girls Club	2,000
Santee Santas	5,000
Youth Football/Cheer	1,210
Total	\$ 50,210

ACTION: After discussion, on motion of Council Member Dale, seconded by Council Member Minto, the following allocations for Administrative Activities were approved with all voting aye, except Vice Mayor Jones who was absent from the vote.

Administrative Activities	
Agency	Allocation
CDBG Program Admin	\$ 57,947
Center for Social Advocacy (Federally Required Fair Housing Service)	9,003
Total	\$ 66,950

ACTION: After discussion, on motion of Mayor Voepel, seconded by Vice Mayor Jones, the public hearing was closed at 7:26 p.m., staff was authorized to initiate a Section 108 loan application in the approximate amount of \$1.5 million to fund improvements in the Buena Vista Avenue/Railroad Avenue neighborhood, the following allocations for Public Facilities Projects were approved, and staff was directed to publish a summary of the one-year action plan with all voting aye.

Public Facilities Projects	
Agency	Allocation
<u>City of Santee</u> Buena Vista Ave./ Railroad Ave. Improvements	\$ 207,593
Caring Neighbors (Minor Home Repairs)	10,000
Total	\$ 217,593

- (B) Public Hearing for a Major Revision to Conditional Use Permit (P01-03 Major Revision No. 2) to establish a car rental business at 9135 Mission Gorge Road in the GC General Commercial Zone. Applicant: Ynez Two, LLC/Toyota of Santee**

The Public Hearing opened at 7:27 p.m. Mayor Voepel announced his abstention on this item due to a possible conflict of interest and left the dais.

Director of Development Services Orso-Delgado introduced the item. Senior Planner Brunette presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKERS: None

FAILED MOTION: It was moved by Council Member Minto, and seconded by Vice Mayor Jones, to close the public hearing at 7:34 p.m., find Conditional Use Permit P01-03 Major Revision No. 2 exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301, and adopt the Resolution approving Conditional Use Permit P01-03 Major Revision No. 2. The motion failed with Vice Mayor Jones and Council Member Minto voting aye, Council Member Dale voting no, and Mayor Voepel and Council Member Ryan abstaining.

(C) Public Hearing to amend by Resolutions the City of Santee General Plan (GPA09-05) and the Town Center Specific Plan (TCSP09-01) to add the R-30 Urban Residential land use designation and Mixed Use Overlay and designate properties; to amend the Municipal Code to add the Urban Residential (R-30) Zone District and Mixed Use Overlay, and to re-classify certain property by Ordinance. (Resos: GPA 19-2010, TCSP 20-2010)

The Public Hearing opened at 7:35 p.m. Mayor Voepel noted one Council Member would not be able to participate in the discussion of Site 6 due to a disqualifying conflict of interest; therefore that site would be segmented out of the full group's discussion.

City Planner Kush presented the staff report utilizing a PowerPoint presentation. She noted for the record the proposed Ordinance amending Title 17 should reference a maximum height of up to 4 stories, not 5 stories; and answered Council's questions.

Entered into the Record: Two emails in opposition from Pamela Kerzner and Gloria Valenti Gerak, Media Planning and Placement.

PUBLIC SPEAKERS:

Speaking in Opposition was Van Collinsworth, Preserve Wild Santee.

During discussion and at Council's request, Neal Brown, Padre Dam Representative, and Doug Wilson, Padre Dam General Manager, answered Council's questions regarding future water availability.

Mayor Voepel announced the discussion for Site 6 (a portion of APN: 381-050-70-00) was to begin. Council Member Ryan noted an abstention on Site 6 due to a conflict of interest and left the dais. Vice Mayor Jones indicated support to add the R-30 designation to Site 6. Council Member Dale discussed reducing the number of units per acre from 30-40 down to 30 for the Urban Residential (R-30) District and approving the new -30 designation for only Site 2 (a portion of APN 381-050-62-00). Without support to redesignate Site 6 to R-30, Site 6 was removed from consideration at this time.

Council Member Ryan returned to the dais.

ACTION: Council Member Dale moved to:

1. Close the Public Hearing,
2. Approve the Negative Declaration as complete and in compliance with the provisions of the California Environmental Quality Act,
3. Adopt the amended Resolution approving General Plan Amendment GPA09-05 adding the R-30 Urban Residential land use at 30 units per acre and Mixed Use Overlay to the Land Use Element and designation of Site 2,
4. Introduce for first reading Ordinance ZCA09-02, amended to reflect a maximum height of 4 stories and 30 units per acre, and
5. Adopt the amended Resolution approving Town Center Specific Plan Amendment (TCSPA09-01) adding the R-30 Urban Residential land use at 30 units per acre and Mixed Use Overlay to the Specific Plan and designation of Site 2.

Council Member Minto seconded the motion. The motion carried with all voting aye, except Vice Mayor Jones who voted no.

3. ORDINANCES (First Reading):

See Item 2(C).

4. CITY COUNCIL REPORTS:

Council Member Dale provided an update on Highway 52 noting the project would have an approximate 90 day delay due to the recent rains.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

- (A) Kimberly Price discussed the possibility of Waste Management having a "low-income" level and/or "low-usage" level for trash services in Santee.

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:56 p.m. in Memory of Santee Sheriff's Deputy Ken Collier.

Date Approved: March 24, 2010

/s/Patsy Bell

Patsy Bell, Interim City Clerk/Commission Secretary
and for Authority Secretary Keith Till